

Single Family Residence

RESIDENTIAL

39 RIVER ST

BARTLETT, NH 03812

\$357,709 TopHap Estimate · \$155 / ft² · confidence 80 · as of Jul 14, 2026



5

BEDS

1.5

BATHS

2,306 ft²

LIVING AREA

0.3 ac

LOT SIZE

1890

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$358K

\$288K low

\$427K high

Est. Owner Equity

\$143,509

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$2,225 (2024)
Assessed Value	\$398,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CARROLL
Lot (acres)	0.30
Construction	Frame (Unspecified)
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

90
FLOOD

3
WILDFIRE

51
HEAT

98
STORM

16
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 18, 2024	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Josiah Bartlett Elementary School	Elementary	PK–8	0.3 mi
Kennett High School	High	9–12	10.6 mi

District: Conway School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

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 NEIGHBORHOOD · ZIP 03812

162 CRIME INDEX	81 AIR POLLUTION	1,027 POPULATION	\$84K MEDIAN IN-COME	41°F AVG TEMP	33% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Absentee owner
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